

March 9th, 2017 Page 1

The meeting of the Douglass Township Planning Agency was called to order at 7:01 P.M.

Members in attendance were: Josh Stouch, Joe Richardson, Tom Wynne, Ed Reitz, Bill Zern, and Debie Pishock. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Peter Hiryak, Bob Dries, Maggie Dobbs, Supervisors Tony Kuklinski and Alan Keiser, and 3 residents.

Mr. Wynne led the Pledge of Allegiance to the flag, and asked if there were any changes, corrections, or additions to the Planning Agency minutes of February 9th, 2017. Mr. Reitz stated that under the PMMC Update the old Flags building is in West Pottsgrove Township and add there is also interest in old AT&T building in Lower Pottsgrove Township. Also Mr. Zern stated that on the Agenda it should be the minutes from the February 9th P/A meeting not March 9th. No other changes were given.

A motion to recommend approval of the February 9th, 2017 Planning Agency minutes, with correction of the old Flags building being in West Pottsgrove and adding to the same sentence that the old AT&T building in Lower Pottsgrove are being looked in to for that use, also on Agenda minutes should be changed to the meeting of February 9th, 2017, was made by Mr. Stouch, seconded by Mr. Wynne. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, and Pishock-Aye. Motion passed.

Zoning Hearing Board

Berks/Mont Trading Co, Swinehart Road R-3 District – hearing continued, date T.B.D.

Dillman, 107 Shiery Court – R-2 district – variance from the required 20' side yard setback for a (5') side yard setback for installation of an inground pool – granted with conditions of obtaining the necessary building permits and fence permit, and providing landscape buffers.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, Tim Hendricks, 9 lots preliminary/final plan resolution enacted May 16th, 2011. Preliminary/Final Plan submitted 6/2/16. Awaiting Final Plan Revisions.

Quigley Bus Service – BOS Denied Variance Extension but rescinded the Land Development Plan denial. (Land Use Appeal Pending, traffic review continuing). A memo was sent to the P/A Members regarding the Quigley Bus Service Traffic Review, Mr. Wynne has concerns that Schlegel Road was an unpaved road in the vicinity of the Quigley Bus site and would likely not be utilized to access the site. Mr. Hagadorn would have Gilmore's Traffic Engineers review his concerns.

Danny Jake/Hallowell Cluster- Final Plan to BOS for review in 2017.

Wynstone Subdivision – New Hanover Township, no new information.

Danny Jake Corporation, Zern Tract – Proposed 241 Single Family Townhomes on 28.5 acres, Zoned R-3 – BOS approved Preliminary Plan and waivers, awaiting final plan submission.

Minister Creek LP – Mixed use project – Transportation Impact Study Submission dated May 2016. (Project on Hold).

Sign Ordinance – U. S. Supreme Court Case, revisions pending. Meeting with Zoning Department 3/9/17.

Gilbertsville Veterinary Hospital Expansion – 1538 E. Philadelphia Ave, awaiting Land Development Plan Submittal.

PA Medical Cannabis Legislation – the manager stated that he distributed copies of the information that was given as a slide presentation at the PMRPC for Mr. Doll and the P/A to review. Mr. Wynne asked if we should have an ordinance in place for this use, Ms. Dobbs recommended having an ordinance with definitions in place. Mr. Dries stated that he received a call from an Attorney about using a property in the R-1 Agriculture for medical cannabis and he told the Attorney it does not fit in the Agriculture District, it is for the M1 Office/Light Industrial Zoning District. Ms. Dobbs commented that the State is expecting 900 applications for this use, applicants must have an endorsement letter from the Municipalities to move forward in the process.

March 9th, 2017 Page 2

Sealstrip – 103 Industrial Drive – G&A review letter dated 7/5/16 & MCPC review letter dated 7/20/16. (Project on hold)

Holly Road – Neighborhood mixed use on 52 acres. Awaiting Preliminary Plan Submittal.

Turkey Hill – Awaiting new information. .

Main Street Financial – John Aston, awaiting a new plan submission.

Sketch Plan and Riparian Corridor – MCPC reviews (2/3/17). The Sketch Plan and the Riparian Corridor Ordinance are both in the final draft form and ready to recommend to the BOS for approval.

A motion was made by Mr. Stouch, seconded by Mr. Wynne to recommend approval of the Sketch Plan Ordinance to the Board of Supervisors. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Stouch to recommend approval of the Riparian Corridor Ordinance to the Board of Supervisors. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Pishock-Aye. Motion passed.

Stafy- Smith Road, R-2 (5 residential lots). Awaiting revised plan submission.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Committee Meeting Schedule TBA
- b. Zoning/SALDO Updates
- c. Signage and Lighting – Mr. Wynne stated there was a very extensive workshop session on signage this evening with Bob Dries and Mark John from the Zoning Department. Revisions to the ordinance will be submitted to the P/A for review when completed. No workshop scheduled for April.

(INACTIVE)

- d. Green Building Ordinance

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Discussions involved medical marijuana, applicants are required to have two million in capital and \$500,000 in cash. The manager stated that PMRPC was looking into a Regional Ordinance for medical marijuana and an Appeals Board, Douglass Township already has an Appeals Board. Each Township can opt out of the Regional Ordinances if they choose to do their own thing. Mr. Reitz also reported that there was a Traffic Study Update from DVRPC.

Public Comment

Mr. Zern stated that this is not concerning the planning agency but he commented that everyone should call our County Commissioners and complain about a Montgomery County Community College Tax that was put on us and they are telling the residents to call their local tax collector and they gave out the tax collectors phone numbers with no explanation of what this tax is for and why it has been added, the tax collectors phones are ringing off the hook. No other comments were given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Zern Tract – Awaiting Final Plan
- IV. Graterford Properties – Indefinite

March 9th, 2017 Page 3

- V. Sealstrip Corporation – Project on Hold
- VI. Stafy (Smith Road) – Awaiting revised plan submittal.

A motion was made by Mr. Stouch, seconded by Mr. Wynne to adjourn the meeting at 7:18pm. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on April 13th, 2017.

Respectfully submitted by,
Marcy Meitzler